

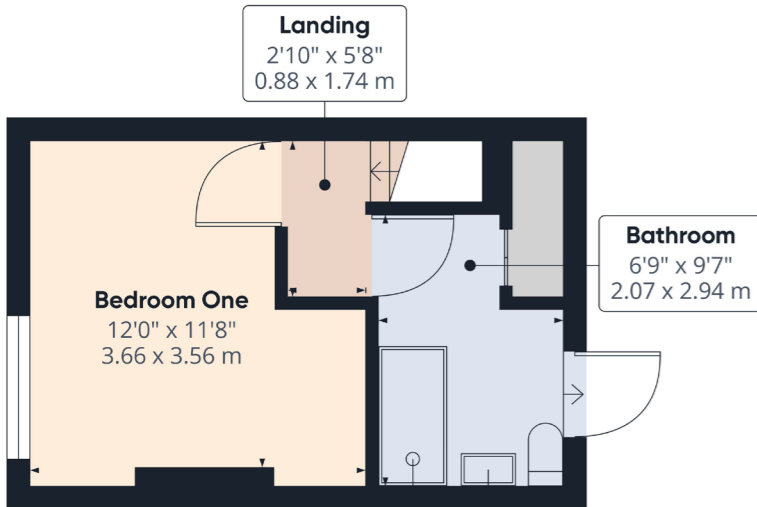
Dee Atkinson Harrison

Approximate total area*
291.59 sq ft
27.09 sq m

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on NICE IPRS 1C standard.

DIRAFEM30



Dee Atkinson Harrison

Approximate total area*
213.99 sq ft
19.88 sq m

(1) Excluding balconies and terraces

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DIRAFEM30



**Offers In Region
£130,000**

**42 Main Street,
Hutton Cranswick, YO25 9QY**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

SERVICES
Understood to all be connected to mains. Mains gas, water and electric.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'A'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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Dee Atkinson & Harrison



42 Main Street, Hutton Cranswick, YO25 9QY

DESCRIPTION

42 Main Street is situated in a sought after village and has been kept in lovely condition by the current vendor. This one bedroom cottage style mid-terrace is not one to miss out on and viewings are highly recommended. With a sunny south facing garden and modernised throughout over the years, the property allows any buyer to put their own stamp on it and offers a cosy feeling the moment you step through the door.

The property briefly comprises:- entrance into a living area, kitchen/dining area, first floor landing with double bedroom, shower room leading out to a roof terrace, rear garden and on street parking.

LOCATION

The focal point of this delightful village is the large attractive of well-maintained village green, where in addition to the pond with its seating area, a War Memorial and a large children's playground. The green extends to 6.5 acres and is believed to be the largest in East Yorkshire. Hutton Cranswick village offers a village shop, butcher's shop, public house, garden centre, farm shop, Chinese and fish and chip shop/takeaways, primary school, pre-school, bus and trains services are also available.



THE ACCOMMODATION COMPRISES:

ENTRANCE INTO:

LOUNGE- 11'11 (3.65m) x 12'6 (3.83m)

Cosy and inviting living space with door and window to the front aspect, fitted carpets, radiator, TV point and power points.

KITCHEN/DINING AREA- 12'11 (3.96m) x 8'11 (2.74m)

Door and window to the side aspect, understairs cupboard, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, space for freestanding fridge/freezer, plumbing for washing machine, electric oven, electric hob, vinyl flooring and power points.

FIRST FLOOR LANDING- 2'10 (0.88m) x 5'8 (1.74m)

Over stairs storage cupboard, fitted carpets and power point.

BEDROOM ONE- 12'0 (3.66m) x 11'8 (3.56m)

Spacious double bedroom with window to the front aspect, fitted carpets, radiator and power points.

SHOWER ROOM- 6'9 (2.07m) x 9'7 (2.94m)

Modern shower room which has door to the rear aspect, built in storage cupboard housing the boiler, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, fully tiled walk in shower, vinyl flooring, heated towel rail and extractor fan.

ROOF TERRACE

Out from the shower room is a lovely roof terrace which the current vendor has made into a fabulous outside area. There is a small greenhouse as well.

GARDEN

Lovely presented south facing garden which is mainly laid to lawn, brick outbuilding ideal for storage, timber shed and patio area to the immediate rear.

PARKING

On street parking.

AGENTS NOTE

The current owner has had the ceiling in the kitchen fixed which has included replacing the plasterboard and having it re-skimmed.